

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Delegation Request, DG 7-1-04 Pine Meadow Estates, Associated Engineers of South Florida, Inc./David Clark and Alice Butler, 13601 Pine Meadow Court/Generally located on the west side of SW 136 Avenue approximately 320' north of SW 24 Street.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE DELEGATION REQUEST DG 7-1-04 TO AMEND THE NON-VEHICULAR ACCESS LINE AND ACCESS OPENING ON THE PLAT KNOWN AS PINE MEADOW ESTATES; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The request is amend the non-vehicular access line and access opening on the plat known as Pine Meadow Estates in order to provide for the 25' by 25' sight visibility triangle that is required by the Land Development Code.

The amendment is needed as the original plat should have been designed in this manner based upon the standards required by the Land Development Code. The request does not adversely impact the development in any way.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Planning Report

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE DELEGATION REQUEST DG 7-1-04 TO AMEND THE NON-VEHICULAR ACCESS LINE AND ACCESS OPENING ON THE PLAT KNOWN AS PINE MEADOW ESTATES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as Pine Meadow Estates was approved by the Town Council of the Town of Davie on November 3, 1999; and

WHEREAS, said plat was recorded in the official records of Broward County in Plat Book 169, Page 83; and

WHEREAS, the Town of Davie has requested that the owner revise the non-vehicular access line and access opening associated with said plat; and,

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby approve the amendment to the non-vehicular access line and access opening on the plat known as Pine Meadow Estates. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2005.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2005.

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owners:

Name: David Clark & Alice Butler
Address: 180 SW 125 Avenue
City: Plantation, FL 33325
Phone: (954) 423-2354

Petitioner:

Name: Gustavo X. Aguirre, President
Associated Engineers of South Florida, Inc.
Address: 5450 Griffin Road
City: Davie, FL 33314
Phone: (954) 584-6880

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the resolution to authorize an amendment to the non-vehicular access line and access opening on the plat known as Pine Meadow Estates.

Address/Location: 13601 Pine Meadow Court/Generally located on the west side of SW 136 Avenue approximately 320' north of SW 24 Street.

Future Land Use Plan

Map Designation: Residential (1 DU/AC)

Zoning: R-1, Estate Dwelling District

Existing/Proposed Use: Custom single family home development

Parcel Size: 4.608 acres (200,724.48 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
North:	Single family dwellings	Residential (1 DU/ AC)
South:	Pine Meadow Estates II (vacant)	Residential (1 DU/ AC)
East:	Single family dwelling	Residential (1 DU/ AC)
West:	Van Kirk Groves	Residential (1 DU/ AC)
	<u>Surrounding Zoning:</u>	
North:	R-1, Estate Dwelling District	
South:	R-1, Estate Dwelling District	
East:	A-1, Agricultural District	
West:	R-1, Estate Dwelling District	

Zoning History

Annexation: This parcel was annexed into the Town of Davie by referendum on October 1, 1974, as part of the Imagination Farms Annexation Referendum.

Plat: The plat, P 8-3-99 Pine Meadow Estates, was approved on November 3, 1999, and was subsequently recorded in Plat Book 169, Page 83, of the official records of Broward County on January 25, 2001.

Site Plan: The site plan, SP 4-4-00 Pine Meadow Estates, was approved on July 19, 2000.

Applicable Codes and Ordinances

§12-205. Functional elements of on-site circulation system.

(A)(6) Sight distance. When an accessway intersects a public right-of-way or when the subject property abuts the intersection of two (2) or more public rights-of-way, all improvements including landscaping within the triangular areas described below shall provide unobstructed cross-visibility at a level between three (3) feet and six (6) feet, provided, however, trees or palms having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are located so as not to create a traffic hazard. Landscaping, except required grass or ground cover shall not be located closer than six (6) feet from the edge of any accessway pavement. The triangular areas above referred to are:

(a) The areas of property on both sides of an accessway formed by the intersection of each side of the accessway and the public right-of-way line with two (2) sides of each triangle being twenty-five (25) feet in length from the point of intersection and third side being a line connecting the ends of the other two (2) sides.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The request is amend the non-vehicular access line and access opening on the plat known as Pine Meadow Estates in order to provide for the 25' by 25' sight visibility triangle that is required by the Land Development Code.

Staff Analysis/Findings of Fact

The amendment is needed as the original plat should have been designed in this manner based upon the standards required by the Land Development Code. The request does not adversely impact the development in any way.

Staff Recommendation

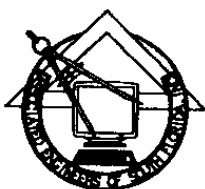
Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Exhibits

1. Justification
2. Plat
3. Sketch & Description
4. Future Land Use Plan Map
5. Zoning & Aerial Map

Prepared by: _____

Reviewed by: _____



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

July 23, 2004

Christopher M. Gratz, Planner II

Town of Davie

Development Services Department

Planning & Zoning Division

6591 S.W. 45th St.

Davie, FL 33314

RE: Pine Meadow Estates
Delegation Request
Our Project No. 99-108

Dear Chris:

This is written to request to amend the non-vehicular access line, to provide a 78 ft. opening at the Southeast corner of the plat from a 50 ft. opening, as show on the recorded plat, along SW 136th Avenue.

We are enclosing herewith a delegation request Application form, two copies of sketch and description of the existing and proposed non-vehicular access line, two copies of "Pine Meadows" Plat, two copies of proposed "Pine Meadows II" plat and a check of the amount of \$ 500.00 (Five Hundred & 00/100) to cover your processing fee.

As always, should you have any questions regarding the above or if you need additional information, please do not hesitate to contact us.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

Oscar E. Tovar, E.I., Project Coordinator

cc: Phill Rosen, Esq.
David Clark

99-108TOD-dr gxaletters

Phone: (954) 584-6880

Fax: (954) 584-2862

A REPLAY OF THE EAST ONE HALF OF TRACT 52 OF SECTION 15, TOWNSHIP 50 SOUTH, RANGE 40 EAST OF 1ST FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 PLAT BOOK 2, AT PAGE 17 OF DADE COUNTY RECORDS IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

PREPARED BY
ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP.

[illegible]

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REARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEOLOGIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH.

THIS PLAT IS RESTRICTED TO 1.4 DETACHED SINGLE FAMILY UNITS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE 9X, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

S.W. 20TH ST.

THE MOTION AND ANY ARGUMENTS THEREON ARE SOLELY REGARDING THE IMPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY INTEREST OR AS AN AFFIRMATION OF ANY RIGHT OR CLAIM OF ANY PROPERTY INTEREST INCLUDING AN OWNER OR OWNER'S OF PROPERTY WITHIN THIS PLAT AND TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

THE STATE PLANE COORDINATES SHOWN ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE AS SHOWN ON THE STATED STATE SURVEY MAP. AS RECORDED IN MISSISSIPPIAN PLAT BOOK 5-A, AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH 1980 ADJUSTMENT.

[illegible]

PROJECT WITH LINES, OWNER LIVES, DRAINAGE, AND THE BOOK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY MOBILE, BUT ARE PART OF THE ROAD DATE IS 10 YEARS FROM THE DATE OF COMPLETION OF THE PROJECT. THE BOOK BASE FOR INTERNAL ROADS IS NOT INSTALLED BY MOBILE, BUT ARE PART OF THE ROAD DATE IS 10 YEARS FROM THE DATE OF COMPLETION OF THE PROJECT.

[illegible]

THE FLORIDA PUBLIC SERVICE COMMISSION

EXHIBIT 'A'

SHEET 1 OF 2

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY BUT ONLY A GRAPHICAL REPRESENTATION OF THE DESCRIPTION SHOWN HEREON.

P.O.B.
N.E. CORNER OF
PARCEL "A" OF
PINE MEADOW ESTATES
PB. 169 PG.84 (B.C.R.)

P.O.T
50' OPENING

S.E. CORNER OF
PARCEL "A" OF
PINE MEADOW
ESTATES
PB. 169 PG.84
(B.C.R.)

LEGEND:

////// =INDICATES NON-
VEHICULAR ACCESS LINE

P.O.B.= INDICATES POINT
OF BEGINNING

P.O.T= INDICATED POINT
OF TERMINATION.



N89°46'36"E 610.00'

PARCEL 'A'
PINES MEADOW ESTATES
PB. 169 PG. 84 (B.C.R.)

S89°46'36"W 610.00'

N00°09'23"W 330.80'

DESCRIPTION OF THE EXISTING NON-VEHICULAR ACCESS LINE.

A CERTAIN NON-VEHICULAR ACCESS LINE (NVAL) LYING WITHIN THE PLAT OF "PINES MEADOW ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169 AT PAGE 84 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE BEING MORE PARTICULARLY DESCRIBED OF FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A" OF SAID "PINES MEADOW ESTATES" PLAT, BEING THIS CORNER THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE; THENCE PROCEED S00°09'23"E ALONG THE EAST PLAT LIMIT OF SAID PLAT, A DISTANCE OF 280.78 FEET, TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE. SAID LANDS, SITUATE, LYING AND BEING IN THE TOWN OF DAVIE. BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY:
THAT THE ATTACHED SKETCH AND DESCRIPTION CONFORMS TO CHAPTER 61017- AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTE: THE UNDERSIGNED AND ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC. MAKES NO REPRESENTATIONS NOR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REPRESENTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF PUBLIC RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCE ABOVE. AEOSF DID NOT RESEARCH THE PUBLIC RECORDS IN CONNECTION WITH THE LANDS DESCRIBED HEREON. THIS INSTRUMENT IS THE PROPERTY OF AEOSF AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM AEOSF.

PAUL PRANA, P.E.
REGISTERED ENGINEER No. 37334
STATE OF FLORIDA

REVISIONS/UPDATES:

DATED: 07/04

SCALE: 1"=100'

DRAWN BY: M.A.N-C

CHECKED BY: G.X.A.

PROJECT No.: 99-108



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.
PLANNING STUDIES DESIGN INSPECTION SERVICES
4400 GRIFFIN ROAD, SUITE 201, DAVIE, FL 33014
PHONE: 954-884-2882 FAX: 954-884-2882
CERTIFICATE OF AUTHORIZATION NO. 8082

FOR:

ALICE BUTLER/DAVID
CLARK

PROJECT:

PINES MEADOW
EXISTING NON-VEHICULAR
ACCESS LINE

EXHIBIT 'A'

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY BUT ONLY A GRAPHICAL REPRESENTATION OF THE DESCRIPTION SHOWN HEREON.

P.O.B.
N.E. CORNER OF
PARCEL "A" OF
PINE MEADOW ESTATES
PB. 169 PG.84 (B.C.R.)

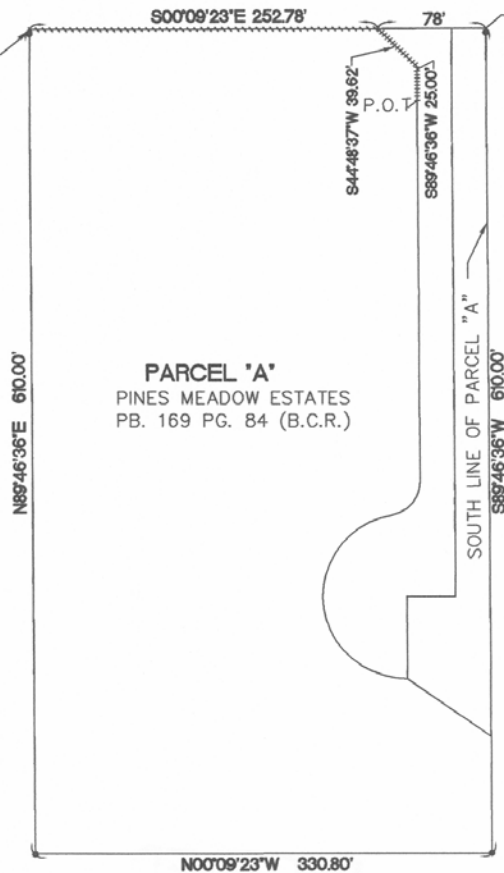
S.E. CORNER OF
PARCEL "A" OF
PINE MEADOW
ESTATES
PB. 169 PG.84
(B.C.R.)

LEGEND:

= INDICATES
NON- VEHICULAR
ACCESS LINE

P.O.B.= INDICATES
POINT OF BEGINNING

P.O.T= INDICATED
POINT OF TERMINATION.



DESCRIPTION OF THE NEW NON-VEHICULAR ACCESS LINE (NVAL).

A CERTAIN NON-VEHICULAR ACCESS LINE (HENCEFORTH CALLED NVAL) LYING WITH THE PLAT OF PINES MEADOW ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169 AT PAGE 84 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A" OF SAID PLAT, BEING THIS CORNER THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NVAL; THENCE PROCEED S00°09'23"E ALONG THE EAST PLAT LIMIT OF SAID PLAT, A DISTANCE OF 252.78 FEET, THENCE S44°48'36"W A DISTANCE OF 39.62 FEET, THENCE S89°46'36"W A DISTANCE OF 25.00 FEET TO THE POINT OF TERMINATION OF SAID NVAL. SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY:
THAT THE ATTACHED SKETCH AND DESCRIPTION CONFORMS TO CHAPTER 61G17- AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTE: THE UNDERSIGNED AND ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC. MAKES NO REPRESENTATIONS NOR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REPRESENTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF PUBLIC RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCE ABOVE. AEOFS DID NOT RESEARCH THE PUBLIC RECORDS IN CONNECTION WITH THE LANDS DESCRIBED HEREON. THIS INSTRUMENT IS THE PROPERTY OF AEOFS AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM AEOFS.

PAUL PEANA, P.E.,
REGISTERED ENGINEER
STATE OF FLORIDA No. 37334

REVISIONS/UPDATES:

DATED: 07/04

SCALE: 1"=100'

DRAWN BY: M.A.N-C

CHECKED BY: G.X.A.

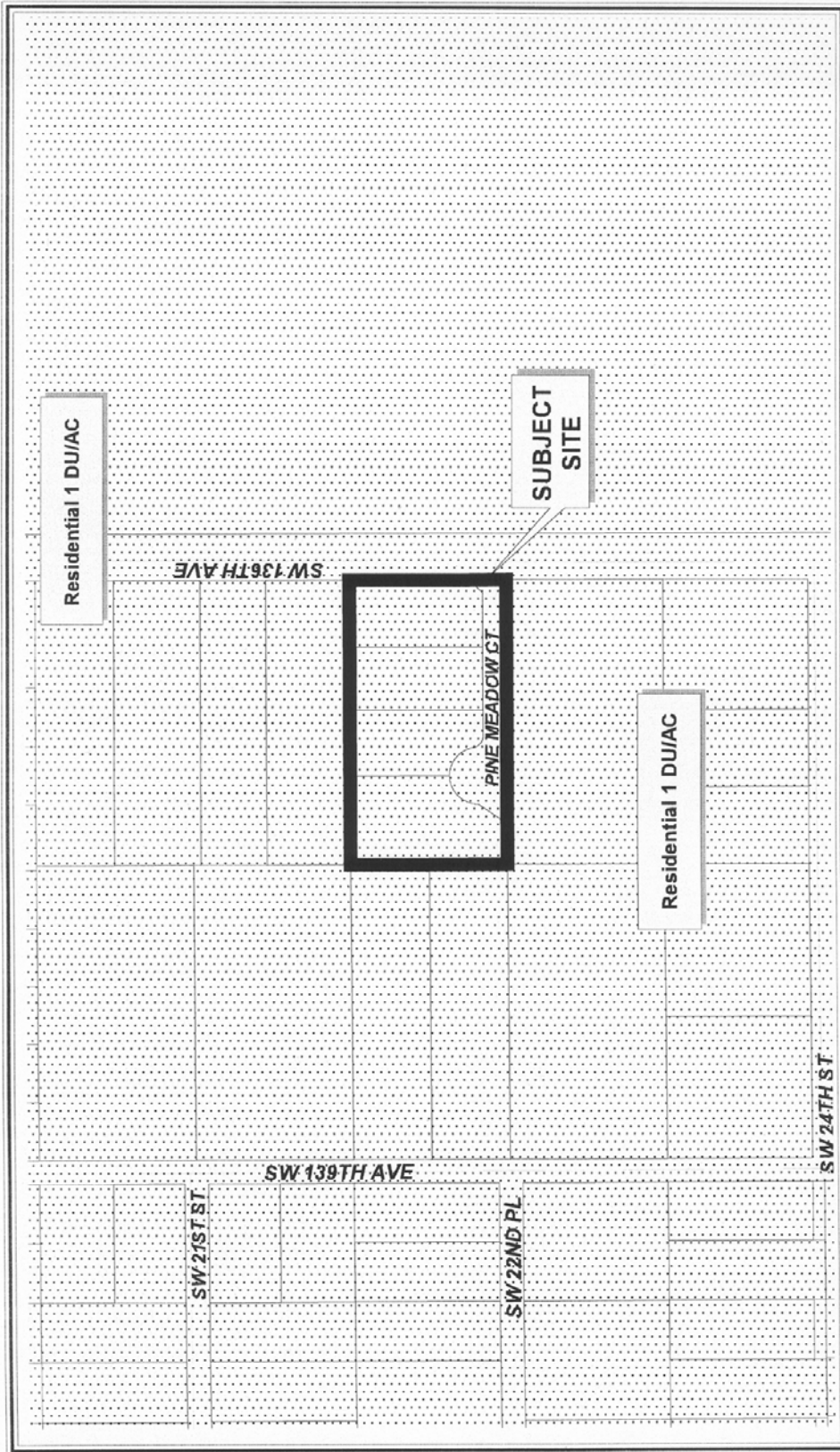
PROJECT No.: 99-108



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.
PLANNING STUDIES DESIGN INSPECTION SERVICES
3400 GRIFFIN ROAD, SUITE 201, DAVIE, FLORIDA 33414
PHONE: 954-884-9880 FAX: 954-884-9880
CERTIFICATE OF AUTHORIZATION NO. 8082

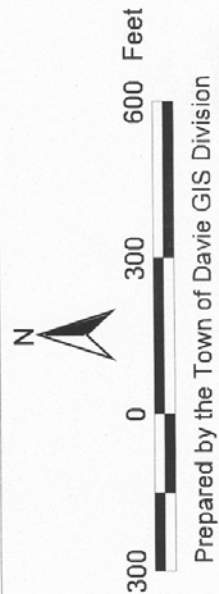
FOR:
**ALICE BUTLER/DAVID
CLARK**

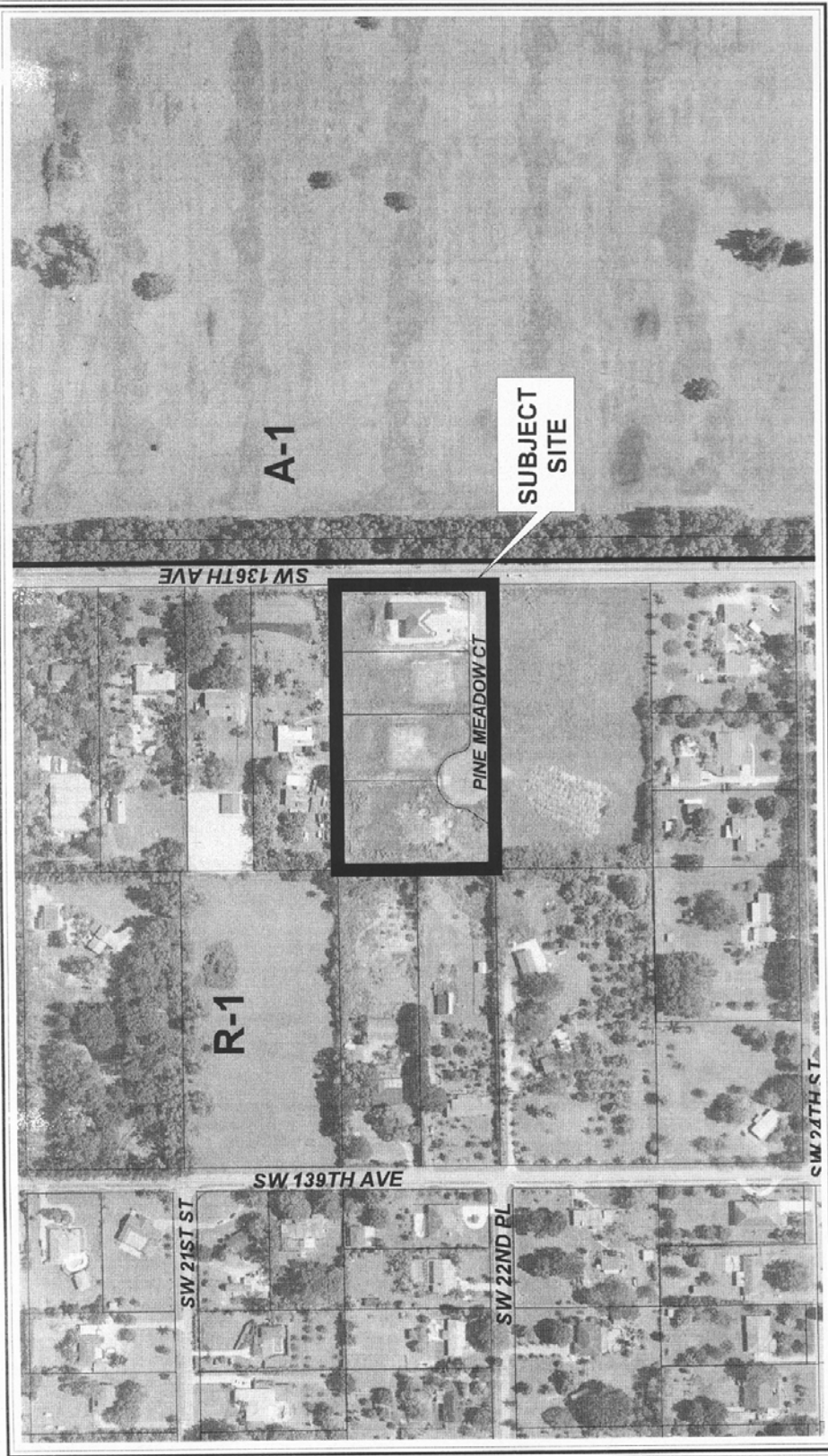
PROJECT:
**PINES
MEADOW**
PROPOSED NON-VEHICULAR
ACCESS LINE



DELEGATION REQUEST
DG 7-1-04
Future Land Use Map

Prepared By: ILD
 Date Prepared: 3/17/05



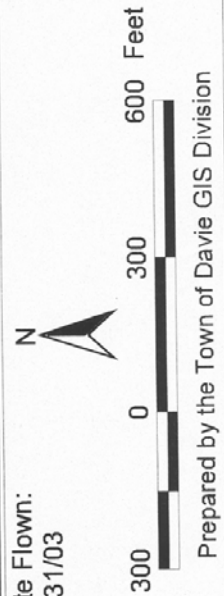


DELEGATION REQUEST **DG 7-1-04** **Zoning and Aerial Map**

Prepared By: ILD
 Date Prepared: 3/17/05



Date Flown:
 12/31/03



Prepared by the Town of Davie GIS Division